

LOT 14 FAIRFIELD WOODS S/D.
938-2657, WD 1294-344, WD 1430-1

TOPPA WILLIAM D/TOPPA CHERYL A
673 NW LONA LP
LAKE CITY, FL 32055-7057

2026

29-3S-16-02391-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		01
NEIGHBORHOOD/LOC	29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	13,959
BAS	1,493	100		1,493	189,462
FGR	294	55		162	20,558
FOP	25	30		8	1,015
FOP	240	30		72	9,137
FST	112	55		62	7,868
UOP	192	20		38	4,822
TOTALS	2,466			1,945	246,820

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-3	0.00	0.00	1.40

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,945	125.8884	141.00	274,245	1985	2015		0	0	10.00

1 SINGLE FAM 100% - 2022

Heated Area: 1603

HX Base Yr 2022

673 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		246,820	
TOTAL MARKET OB/XF VALUE		12,000	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		286,820	
SOH/AGL Deduction		27,036	
ASSESSED VALUE		259,784	
TOTAL EXEMPTION VALUE		13 HX HB	259,784
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		286,820	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054071	Electrical Servic		09/16/2025
000053412	Electrical Servic		06/19/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/140	6/18/2025	LE	U	I	14	100
GRANTOR: TOPPA WILLIAM D (ENH)						
GRANTEE: TOPPA WILLIAM DANIE						
1430/134	2/08/2021	WD	Q	I	01	265,000
GRANTOR: ALDOUS ROGER B & JOYC						
GRANTEE: TOPPA WILLIAM D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W22 S4 FOP= W20 S12 E20 N12\$ S12 W20 UOP= N12 W16 S12 E16\$ W2 FST= W14 S8 E14 N8\$ S8 FGR= W14 S21 E14 N21\$ S16 BAS= S5 E22 N5 W22 \$ E22 FOP= S5 E5 N5 W5\$ E5 S5 E17 N45\$.									